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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE PROPOSALS FROM INDUSTRIAL USE TO COMMERCIAL USE IN Sy.No.840/1A, THUKIVAKAM (V), RENIGUNTA (M) TIRUPATHI TO AN EXTENT OF Ac.4.52 CENTS.

[G.O.Ms.No. 240, Municipal Administration and Urban Development (H2), 22nd June, 2017.]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site is falling in Sy.No.840/lA, Thukivakam (V), Renigunta (M) Chittoor District measuring a total extent of Ac.4.52 cents. The boundaries of which are given in the schedule below, which was earmarked for Industrial use in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated : 21.03.2005 is now proposed to be designated as Commercial use, which is shown in modification of Master Plan No.02/2017 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority.
2. the applicant shall submit the proposals in the site under reference to the TUDA for approval before taking any developmental activity in the site.
3. the applicant shall obtain approval of building plans for construction of buildings from Tirupati Municipal Corporation, Tirupati duly paying necessary charges to Tiruapti Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North	:	80'-0"wide Renigunta Road to be widen to 100'-0"wide Master Plan road
East	:	TUDA approved Layout
South	:	TUDA approved Layout
West	:	Existing 30'-0"wide WBM Road

R. KARIKAL VALAVEN,
Principal Secretary to Government.

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